

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 18, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Dunbar Scottsdale, LLC
15-DR-2020

Location: 7650 East Redfield Road

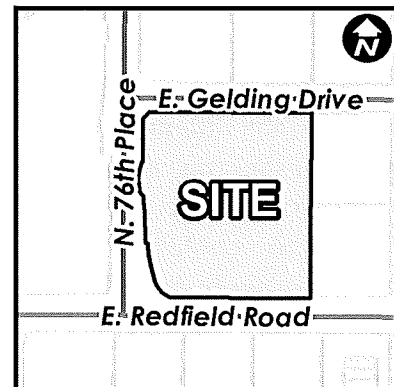
Request: Color palette change to the exterior of an existing office and warehouse industrial building on a 3.27-acre site.

PROPERTY OWNER

Dunbar Scottsdale, LLC
841 Apollo Street Suite 475
El Segundo, CA 90245

APPLICANT CONTACT

Suzanne Shockey
Dunbar Scottsdale, LLC
(480) 416-5960



BACKGROUND

Zoning

The site is zoned Industrial Park (I-1).

Key Items for Consideration

- Sensitive Design Principles, Principle 9 – The design of the built environment should respond to the desert environment: colors associated with this region should be utilized.
- Commercial Design Guidelines, Architectural Guideline 20 – Building colors should emphasize muted earth tones.
- Greater Airpark Character Area Plan, Policy EP 4.8 – Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, colors, textures, materials, and lighting.

Context

Located on the northeast corner of intersection of East Redfield Road and North 76th Place, the surrounding developments are primarily industrial, constructed in the 1980's.

Action Taken _____

Proposed Next Steps:

Work with planning staff and revise the proposed color palette to fit within the Sensitive Design Principles and Development Review Criteria.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Ben Moriarity

Planner

480-312-2836

E-mail: bmoriarity@ScottsdaleAZ.gov

APPROVED BY



Ben Moriarity, Report Author

6/2/2020

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

Phone: 480-312-7713 E-mail: bcarr@scottsdaleaz.gov

6.3.2020

Date



Randy Grant, Executive Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

6/8/20

Date

ATTACHMENTS

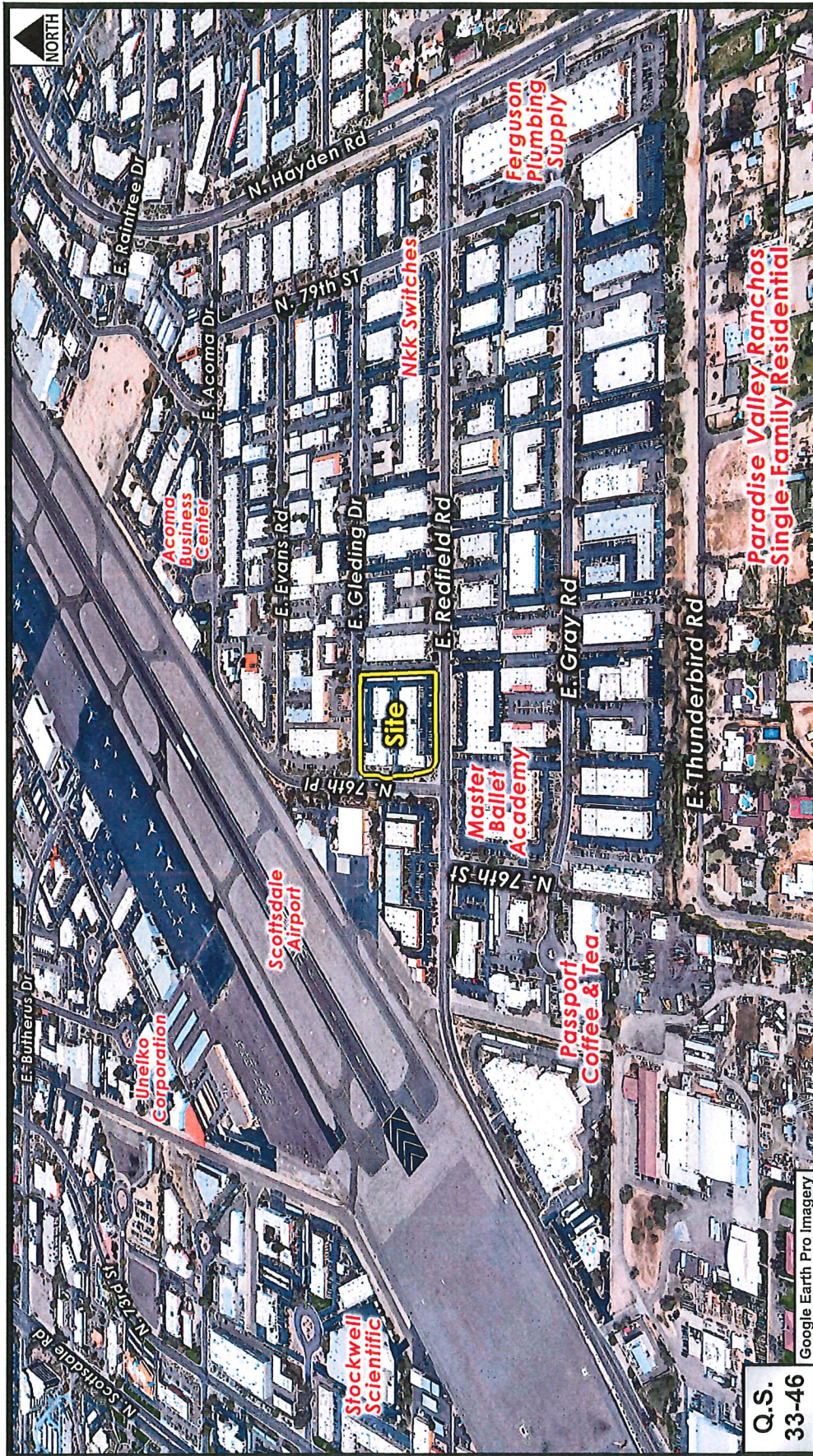
- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Perspective with Proposed Colors

**Stipulations for the
Development Review Board Application:
Dunbar Scottsdale, LLC
Case Number: 15-DR-2020**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Exterior building colors shall be applied to the buildings to be consistent with the building perspective renderings submitted by Dunbar Investments, **except that the applicant shall work with City Planning staff to select alternate colors that more closely adhere to the City of Scottsdale Commercial Design Guidelines.**



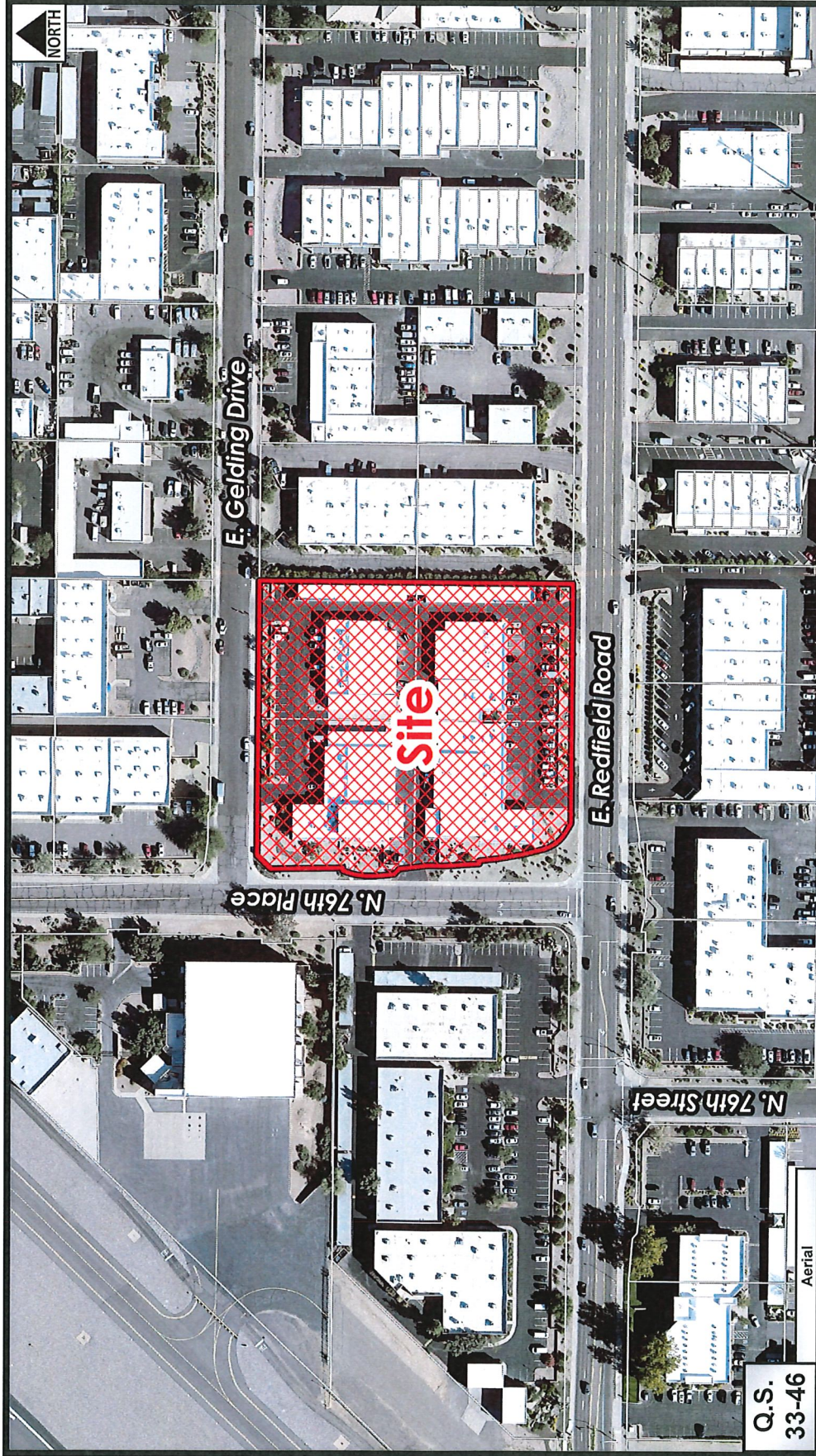
Q.S.
33-46

Google Earth Pro Imagery

Context Aerial

15-DR-2020





Q.S.
33-46

Aerial

Zoning Aerial

15-DR-2020



841 Apollo Street, Suite 334
El Segundo, California 90245
310-751-7970

April 16 , 2020

Casey Steinke
Scottsdale Planning & Development Services
7447 E. Indian School Road, Suite 105
City of Scottsdale, AZ 85251

RE: Dunbar Scottsdale, LLC
7650 E Redfield Road, Scottsdale, AZ 85260

Dear Casey:

As the owners of Dunbar Scottsdale, LLC, located at 7650 E Redfield Road, Scottsdale, AZ we previously made the decision to enhance the property and curb appeal by updating the exterior paint to the property. The property was painted at our acquisition in October 2016. The ownership, at the time, was unaware of the city's process and requirements to paint the exterior of the building. It was not until our recently approved project Dunbar SACC, LLC we were informed of the steps for the city approval. In our pre application process, we are providing the paint draw downs and exterior building color rendering and perspective to show the current colors of the property. The office/warehouse building is painted with the main color "Covered in Platinum" with the secondary color "Stieglitz Silver" color used on the upper trim. The storage unit is painted in the one color "Covered in Platinum".

By updating the exterior paint, we were able to achieve and retain a 100% occupancy for the past 2 years. We are requesting to keep the current paint colors with the approval of the City of Scottsdale.

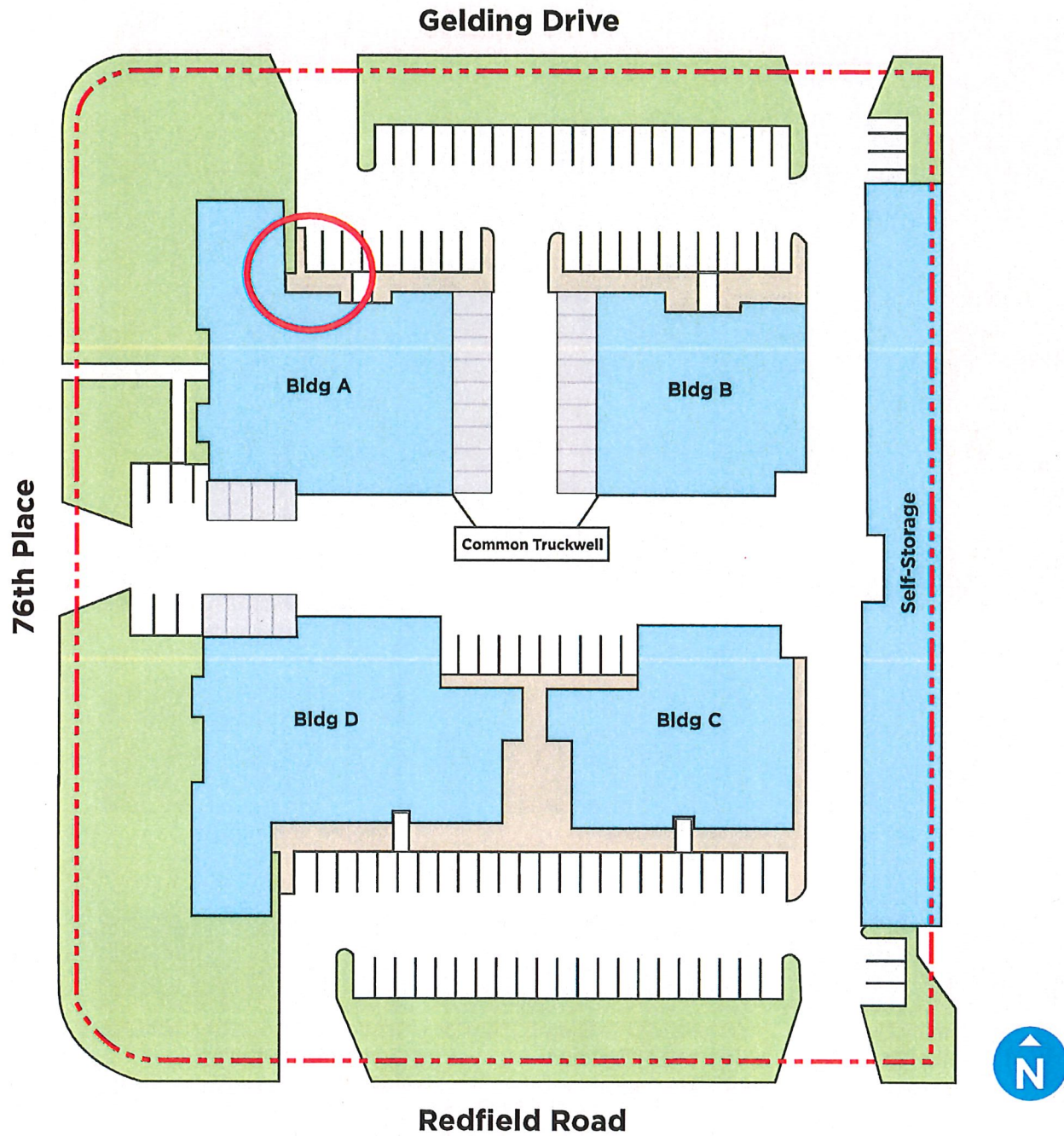
Please contact me directly with any questions or to discuss further.

Sincerely,

Suzanne Shockey

Dunbar Real Estate Investment Management

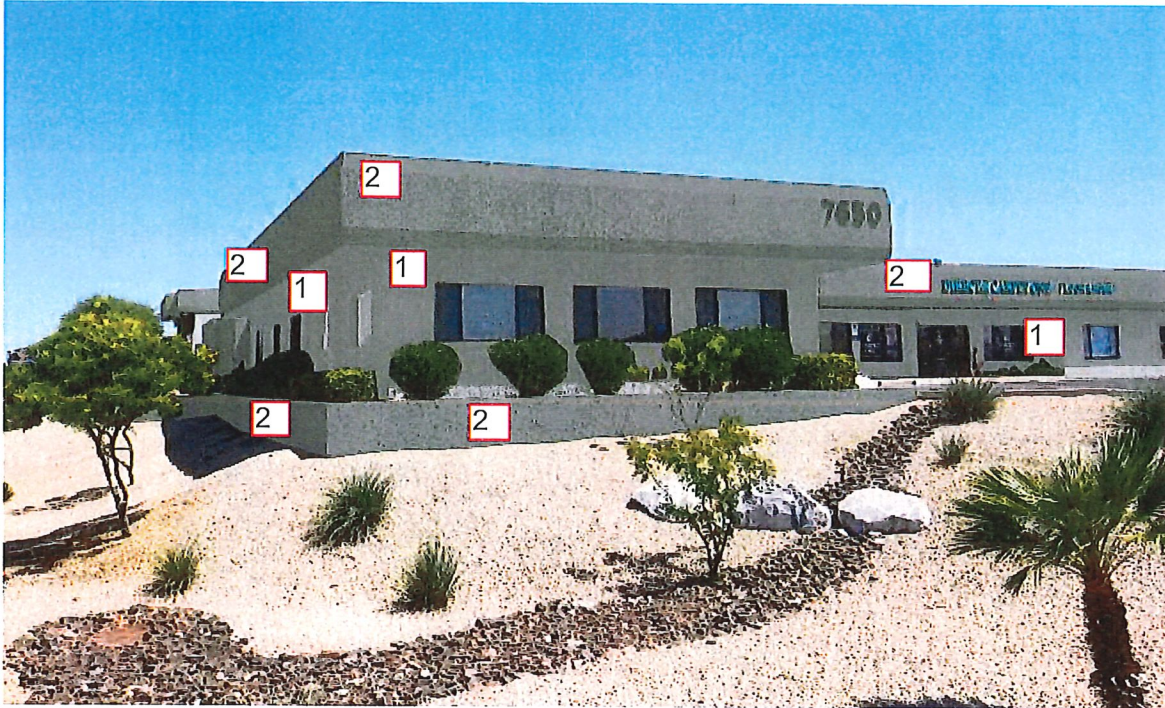
Site Plan



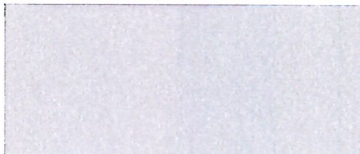


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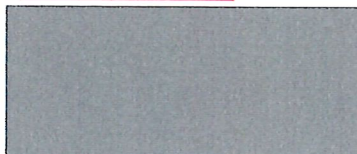


Number 1

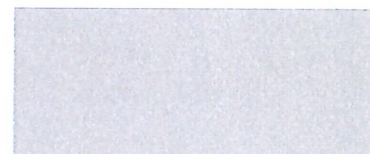


Covered in Platinum
DE6367

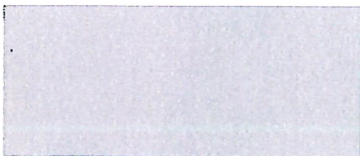
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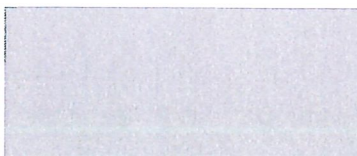
Stieglitz Silver
DET612



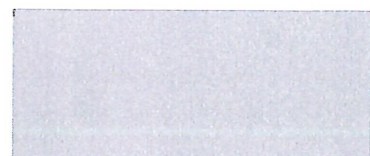
Covered in Platinum
DE6367



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